011.0	0005	0001.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,559,100 /	1,559,100
					USE VALUE:	1,559,100 /	1,559,100
					ASSESSED:	1,559,100 /	1,559,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		PLEASANT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PROTESTANT EPISCOPAL CHURCH
Owner 2:	
Owner 3:	
Street 1:	138 TREMONT ST
Street 2:	C/O E A RICHARDS
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02111 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .278 Sq. Ft. of land mainly classified as Church with a Church/Syn. Building built about 1900, having primarily Stone Exterior and 15077 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
960	12114.000	1,010,000	700	548,400	1,559,100
Total Card	0.278	1,010,000	700	548,400	1,559,100
Total Parcel	0.278	1,010,000	700	548,400	1,559,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 103.41 | /Parcel: 103.41

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 9083
GIS Ref:
GIS Ref:
Insp Date: 06/13/17

!1026!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 011.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	960	FV	1,010,000	700	12,114.	548,400	1,559,100		Year end	12/23/2021
2021	960	FV	1,010,000	700	12,114.	548,400	1,559,100		Year End Roll	12/10/2020
2020	960	FV	1,009,900	700	12,114.	548,400	1,559,000	1,559,000	Year End Roll	12/18/2019
2019	960	FV	890,600	700	12,114.	556,200	1,447,500	1,447,500	Year End Roll	1/3/2019
2018	960	FV	890,600	700	12,114.	415,200	1,306,500	1,306,500	Year End Roll	12/20/2017
2017	960	FV	890,600	700	12,114.	376,000	1,267,300	1,267,300	Year End Roll	1/3/2017
2016	906	FV	890,600	700	12,114.	360,400	1,251,700	1,251,700	Year End	1/4/2016
2015	906	FV	556,100	0	12,114.	305,500	861,600	861,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:23:10

LAST REV

Date	Time
09/20/17	15:44:22
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 1026

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11284-104		2/1/1967		99	No	No	N	

USER DEFINED

Prior Id # 1:	9083
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2017	1034	Alterati	10,000	C				
5/24/2016	656	Manual	404,063					remove/reconstruct
10/19/2009	1008	Manual	20,000					
8/12/2003	752	Renovate	14,750					REPAIR CHURCH TOWE
3/18/1994	65		8,330					EXPAND BATH
11/19/1993	616	Manual	20,150					HANDICAP LIFTS

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2017	Measured	DGM	D Mann
6/13/2017	Permit Visit	DGM	D Mann
8/21/2015	Measured	PC	PHIL C
5/2/2000	Meas/Inspect	264	PATRIOT
7/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
960	Church		12114		Sq. Ft.	Site		0	70.	0.65	5									548,397						548,400	

Total AC/HA:	0.27810	Total SF/SM:	12114	Parcel LUC:	960	Church	Prime NB Desc	ARLINGTON	Total:	548,397	Spl Credit		Total:	548,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	46 - Church/Syn.		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	9 - Stone		
Sec Wall:	7 - Brick	50	%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	4	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		35	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.89617234
Const Adj.:	1.02134883
Adj $ / SQ:	114.413
Other Features:	15000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1553831
Depreciation:	543841
Depreciated Total:	1009990

COMMENTS

EST BATHS EST KITCHEN EPISCOPAL CHURCH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	4

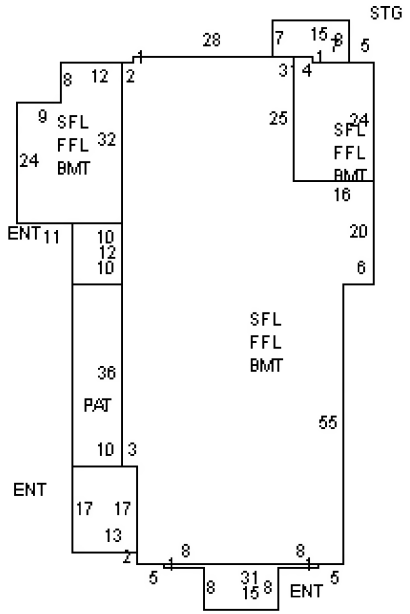
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	114.41
Special Features:	0	Val/Su Net:	60.99
Final Total:	1010000	Val/Su SzAd	97.13

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	5,199	65.220	339,055
FFL	First Floor	5,199	114.410	594,834
SFL	Second Floor	5,199	114.410	594,834
PAT	Patio	360	3.360	1,210
ENT	ENTRY	221	14.690	3,246
ENT	ENTRY	151	16.810	2,538
ENT	ENTRY	120	18.540	2,224
STG	Storage	112	7.950	891
	Net Sketched Area:	16,561	Total:	1,538,832

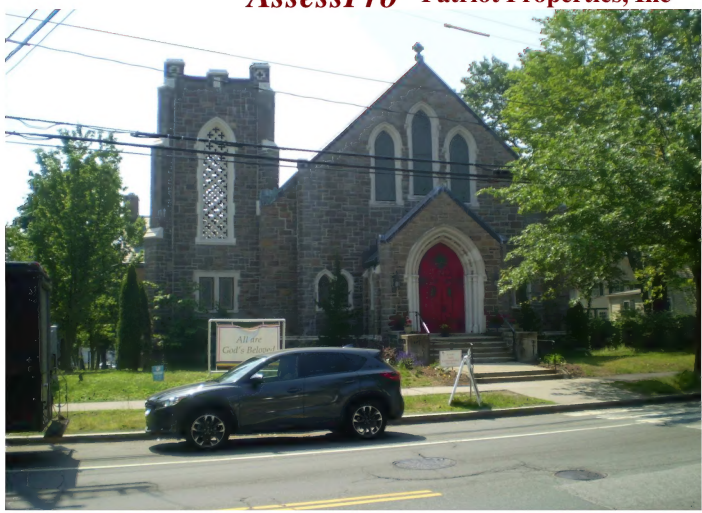
Size Ad	10398	Gross Area	16561	FinArea	15077

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	90	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 011.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	10x10	A	AV	2000	8.00	T	15.2	960			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700